



Pengethley House

Peterstow
Hereford
HR9 6LN



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Situated in a popular location an impressive 5/6 bedroom detached country home with extensive gardens and grounds, range of outbuildings with scope for conversion (subject to the necessary consent).

Pleasantly situated within easy reach of both Hereford and Ross-on-Wye, an impressive 5/6 bedroom detached country house offering ideal family accommodation. The property which has been stylishly finished throughout, has the added benefit of generously sized living accommodation, extensive gardens and grounds, a range of outbuildings with potential to convert, subject to the necessary consent, ample off road parking, far reaching views and to fully appreciate this property we fully recommend a viewing.

Entrance Porch

With glazed windows, exposed timbers, electric light and partially double glazed entrance door through to the

Spacious Reception Hall

With fitted carpet, double radiator with display shelf over, a range of exposed timbers, under stairs access to the cellar, coat hooks, turning carpeted stair to the first floor, a range of lighting, under stair store cupboard and a glazed panelled door to the

Living Room

A light and airy room with fitted carpet, a range of lighting, exposed timbers, double glazed sash window to the side enjoying a fine outlook across the surrounding countryside, 2 double radiators with display shelves over, a further double glazed sash window and a feature inglenook style stone fireplace with brick hearth and wood burning stove.

Dining/Family Room

With exposed floorboards, 2 double radiators, exposed timbers, recessed fire place with hearth and wood burning stove, double glazed sash windows and door to the outside, a range of lighting and a glazed panelled door to the

Luxury Fitted Farmhouse-style Kitchen

Fitted with a range of wall and base cupboards, ample solid wood work surfaces with splash backs, central work station/breakfast bar, tiled floor, range style cooker with extractor hood over, double glazed window enjoying a pleasant outlook across the gardens, butler style sink with a mixer tap over, space and plumbing for a dishwasher, double radiator with a display shelf over, 2 Welsh dresser style units with ample storage, display shelving and built in fridge, pantry style cupboard with shelving. Steps then lead up up to a

Rear Lobby

With stairs to the first floor, access to the rear porch and door to the

Utility Room

With double drainer sink unit and mixer tap over and cupboards under, ample storage space, tiled floor, radiator, exposed timber, ceiling hooks, double glazed windows, space for appliances, built in store cupboard and shelving, a feature bread oven, a recess providing extra storage, under stairs cupboard. With double drainer sink unit and mixer tap over and cupboards under, ample storage space, tiled floor, radiator, exposed timber, ceiling hooks, double glazed windows, space for appliances, built in store cupboard and shelving, a feature bread oven, a recess providing extra storage, under stairs cupboard.

Rear Porch

With tiled floor, double glazed window and door to the outside, storage space and store cupboard.

Inner Hallway

With fitted carpet, exposed timbers, double glazed window, wall lights and door to the

Downstairs Cloakroom

With low flush WC, antique style vanity wash hand basin with storage below, partially panelled walling, double raised window.

Study/Sitting Room

With fitted carpet, large radiator, display shelving, exposed timbers, double glazed windows.

Large Cellar

With power and light points, ample storage space, excellent head height and scope to be the ideal home gym, playroom or home office.

First Floor Landing

With exposed timbers, radiators, stairs to second floor and doors to

Bedroom 1

An impressive room with fitted carpet, a range of exposed timbers, access hatch to the loft storage space, further high level storage, ornamental recessed fire surround, double glazed windows enjoying far reaching views across the surrounding Herefordshire countryside, a range of built in wardrobes with overhead cupboards, 1 double and 1 single panel radiator and door to the

Ensuite Shower Room

With a luxury suite comprising a large walk in double shower with a rain water style shower head and separate hand held attachment, large vanity wash hand basin with storage below, low flush WC, radiator, double glazed window, extractor fan and airing cupboard.

Bedroom 3

With exposed floorboards, a range of lighting, a central beam, radiator, double glazed sash window, ornamental fire surround, recessed shelving and door to the

Inner Landing

With a useful store cupboards, central beam, steps up to bedroom 6 and door to the

Bathroom

With a suite comprising a bath, separate shower cubicle with glazed door, pedestal wash hand basin with shaver socket over, low flush WC, double radiator, mirror fronted medicine cabinet, tiled floor, double glazed sash window.

Bedroom 6/Dressing Room

With fitted carpet, double glazed window, access hatch to the loft storage space, large radiator and door to

Bedroom 2

With fitted carpet, double radiator, double glazed window, picture rail, built in wardrobe and store cupboard and a door leading to a separate staircase from the rear lobby.

Second Floor Landing

With fitted carpet, exposed timbers, door to

Bedroom 4

With fitted carpet, double radiator, exposed timbers, double glazed window and useful built in store cupboards.

Bedroom 5

With fitted carpet, radiator, display shelving, double glazed windows, exposed timbers.

Outside

A private driveway to the side opens through a gateway to a large concrete area of hard standing providing ample off road parking for several vehicles, as you leave your vehicle and approach the house you will be able to enjoy the far reaching views across the surrounding countryside.

To the immediate rear of the property is a paved patio area providing the perfect entertaining space with steps then leading up to the extensive rear gardens which are attractively laid to lawn interspersed with a variety of flowers and shrubs all well enclosed for privacy by a variety of trees. There is a further patio area, a green house and access to the smaller barn.

Directions

Proceed south out of Hereford on the A49 towards Ross on Wye, proceed through Much Birch & Harewood End, continue past the turning for Monmouth and proceed up the hill, the property is situated on the right hand side opposite the turning for Pengethley House.

Services

Mains water and electricity are connected. Private drainage.

Outgoings

Council tax band G - £4,058 payable for 2025/2026

Water rates are payable.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday-Friday 9am -5.30pm

Saturday 9am - 1pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

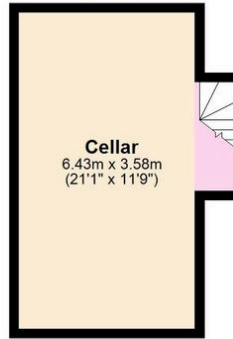
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Basement

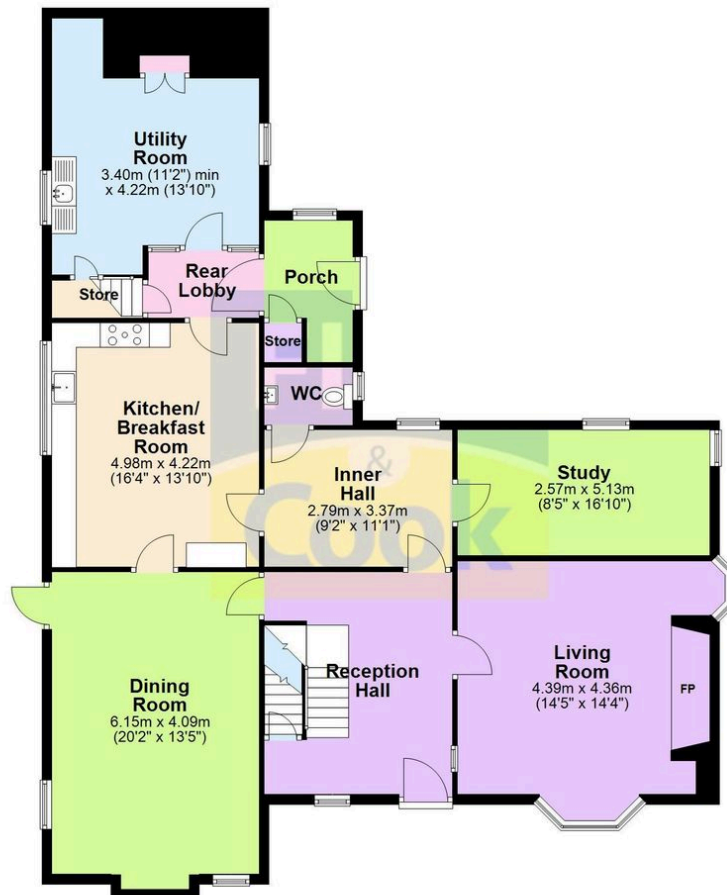
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus cellar: approx. 24.9 sq. metres (267.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

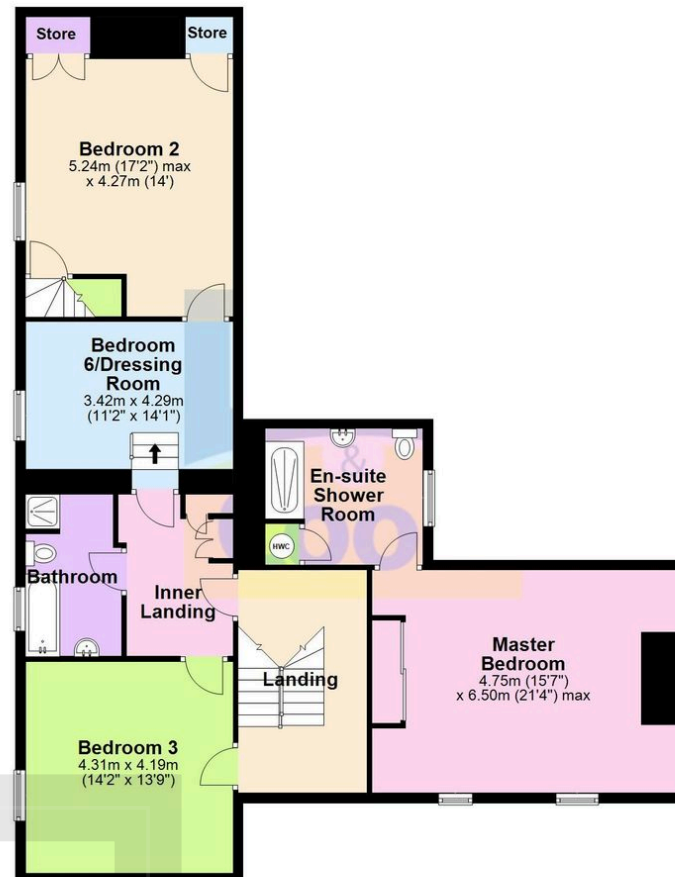
Ground Floor

Approx. 143.4 sq. metres (1543.4 sq. feet)



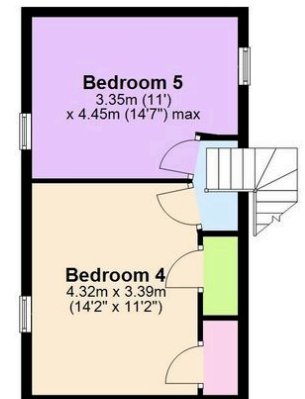
First Floor

Approx. 128.9 sq. metres (1387.4 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Main area: Approx. 304.8 sq. metres (3280.6 sq. feet)
Plus cellar: approx. 24.9 sq. metres (267.9 sq. feet)



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

